

PHASE II
JUNIPER CREST
TRACT NO. 36-202B

SHEET 1 OF 2

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
LOT 1 FOR CONDOMINIUM PURPOSES

THE REMAINDER OF TRACT NO. 36-202A, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 10 OF TRACT MAPS AT PAGES 68 THROUGH 68A IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
9.36 Acres ± Gross

OWNERSHIP STATEMENT


We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this final map.

As owners:

By:

Deer Creek Lands Corporation, a California Corporation


Doug Ogilvy, Vice President


Phil Romero, Assn. Secretary

State of Nevada

County of Washoe

On July 7, 2004

Mariana Ishida


a Notary Public in and for said County and State, personally appeared



Doug Ogilvy

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and (optional) official seal:


Notary Public (sign) Mariana Ishida
My commission expires: Aug. 4, 2007

County of my principal place of business: Washoe

State of Nevada

County of Washoe

On July 7, 2004

Mariana Ishida

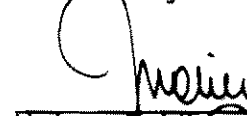
a Notary Public in and for said County and State, personally appeared



Phil Romero

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and (optional) official seal:


Notary Public (sign) Mariana Ishida
My commission expires: Aug. 4, 2007

County of my principal place of business: Washoe

SOILS NOTE

A soils report was prepared by Sierra Geotechnical Services, Inc. dated September, 2001, under the signature of Thomas A. Platz, R.C.E. 41039, W.O. 3.01795. Said reports are on file with the Town of Mammoth Lakes Community Development Department - Engineering Division.

C.C. & R.'s NOTE

The Declaration of Covenants, Conditions, Restrictions and Reservations for Juniper Crest Condominium, recorded in the Official Records of Mono County, California as Instrument No. 2003009416, as amended by Declaration of Annexation to Declaration of Covenants, Conditions and Restrictions For Juniper Crest Condominium recorded on 08/04/2004 as Instrument No. 2004007076 of Official Records on file in the office of the Mono County Recorder.

TAX COLLECTOR'S CERTIFICATE

I hereby certify that, according to the records on file in this office, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal, local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of \$22,575.34 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Shirley A. Cranney
Mono County Tax Collector

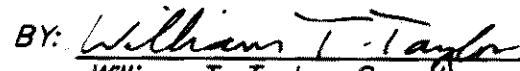
8/3/04
Date

By: 
Deputy Mono County Tax Collector

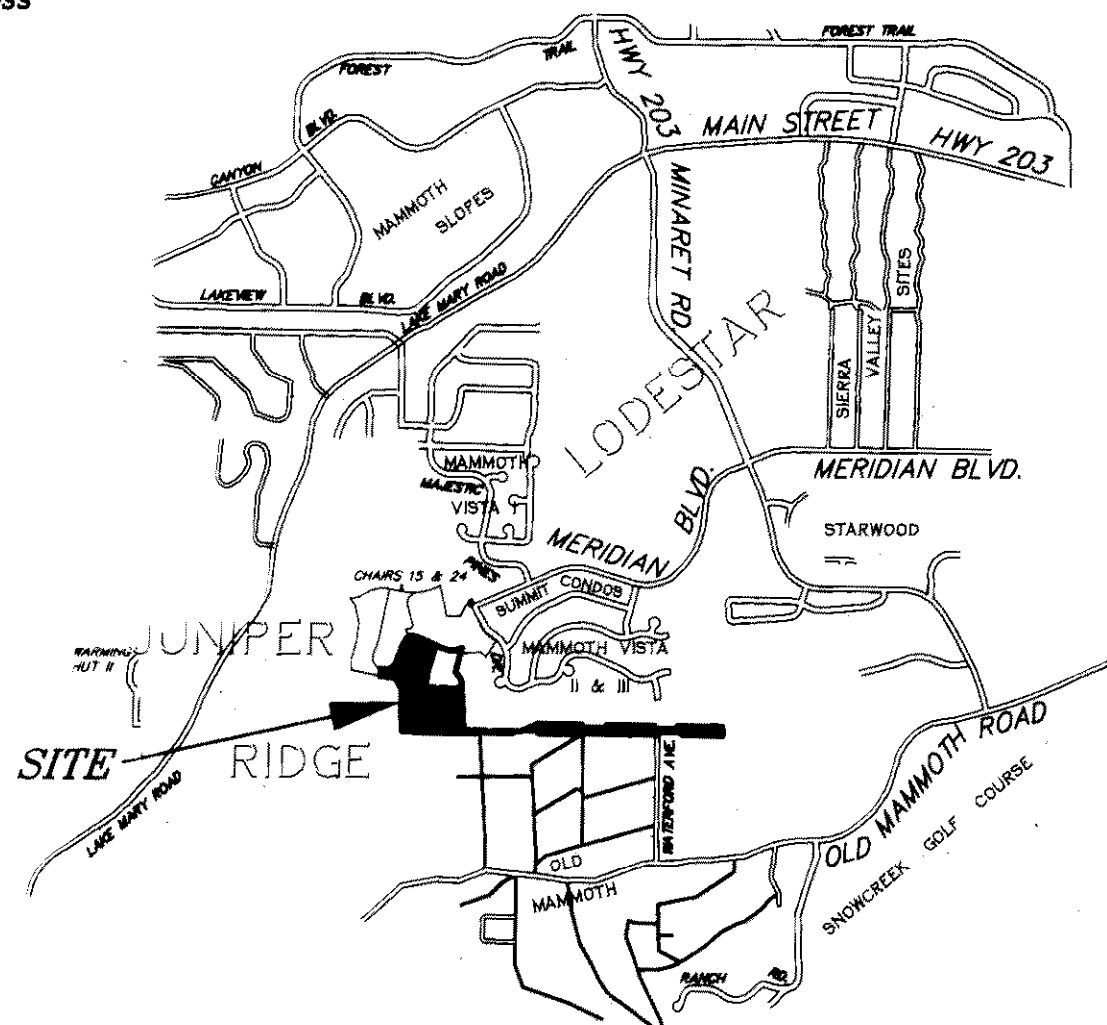
PLANNING COMMISSION'S CERTIFICATE

This final map has been reviewed by the Town of Mammoth Lakes Planning Commission at its meeting of July 14, 2004. The Commission found the Final Map to be in substantial conformance with the approved or conditionally approved tentative map and any amendments thereto.

Therefore, in accordance with the provisions of the Town of Mammoth Lakes Ordinance 84-10, Section 17.20.170 as amended by Town of Mammoth Lakes Ordinance 97-06, Section 1-20.170, this Final Map is hereby approved.

By: 
William T. Taylor, Secretary

July 28, 2004
Date



VICINITY MAP

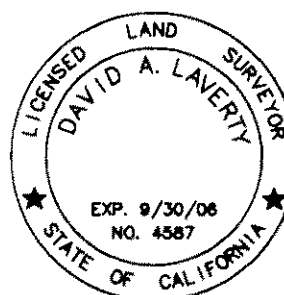
N.T.S.


THIS LOT 1 OF THIS SUBDIVISION AS SHOWN ON THIS MAP IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 15 RESIDENTIAL DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

SURVEYOR'S STATEMENT

I hereby state that this final map and survey were made by me or under my direction; that the survey made during October, 1999 is true and complete as shown; that all the monuments are of the character and occupy the positions indicated, or will be set in such positions on or before August 31, 2005 and that such monuments are, or will be, sufficient to enable the survey to be retraced.

July 7, 2004
Date




David A. Laverty L.S. 4587
Lic. exp. 9/30/06

RECORDER'S CERTIFICATE

Filed this 4th day of August, 2004 at 10:25 A.M., in Book 10 of Tract Maps at Page 75-76A, at the request of Deer Creek Lands Corporation

Instrument No. 2004007076 Fee: \$10.00

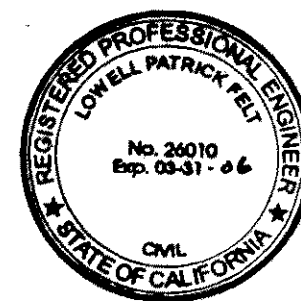
Renn Nolan
Mono County Recorder


By: 
Deputy Mono County Recorder

TOWN ENGINEER'S STATEMENT

This map was examined by me and the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof. All provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map have been complied with. This final map was examined by me and I am satisfied that this map is technically correct.

7/29/04
Date




Lowell P. Felt R.C.E. 26010
Mammoth Lakes Town Engineer
Lic. exp.: 3-31-06

SIGNATURE OMISSIONS

The signatures of the following parties, their successors and assigns, owners of easements as disclosed by the following deeds recorded in the Official Records of Mono County, have been omitted under the provisions of Section 66436 Subsection a-3A1 of the Subdivision Map Act.

California Interstate Telephone Company	107/239 O.R.
Pinecliff Manor Mutual Water Company	107/244 O.R.
Mammoth Camp Tract Water District	108/8 O.R.
City of Los Angeles, Dept. of Rec. & Parks	111/97 O.R.
Mammoth Electric Cable T.V.	295/77 O.R.
GTE	864/344 O.R.
Mammoth Community Water District	Inst. No. 2002004470
Juniper Properties, Inc.	845/490 O.R., 897/444 O.R., 897/481 O.R., 897/489 O.R., TMB 10/40, TMB 10/45
Aspen Creek Owners Association	838/461 O.R., 860/051 O.R., 897/444 O.R., and Inst. No. 2003001168
Upper Bench Development Corporation	788/070 O.R., 788/081 O.R., 897/444 O.R., 897/489 O.R., TMB 10/40, TMB 10/45, INST. NO. 2002001209
Juniper Springs Lodge Owners Association	TMB 10/40, 788/081 O.R., 845/490 O.R., 897/489 O.R., INST. NO. 2002001209
Intrawest Resorts, Inc.	TMB 10/40, 788/070 O.R., 788/081 O.R., INST. NO. 2002001209
Verizon California, Inc.	Instrument No. 2003009418

That interest reserved by the United States of America per 107/232 O.R. is included in this map, without consent, under the provisions of Section 66436, Subsection a-4 of the Subdivision Map Act.

